FAIRCREST
File No. FC44CTV

APPRAISAL OF

LOCATED AT:

5466 JOSEPH JOHNSTON LN.
CENTREVILLE, VA 20120

CLIENT:

OSORIO, ANDREA
5466 JOSEPH JOHNSTON LN
CENTREVILL, VA 20120

AS OF:

September 16, 2014

BY:

JAMES D. MURPHY

PHONE (703) 356-9590; orders@murphyappraisals.net

FAIRCREST

Residential Appraisal Report

File No. FC44CTV

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User OSORIO, ANDREA | E-mail ANDREAPAZ34@HOTMAIL.COM

Client Address 5466 JOSEPH JOHNSTON LN | City CENTREVILL | State VA | Zip 20120

Additional Intended User(s)

Intended Use CH. 13

SUBJECT

Property Address 5466 JOSEPH JOHNSTON LN. | City CENTREVILLE | State VA | Zip 20120

Owner of Public Record OSORIO, ANDREA & WILFRED | County FAIRFAX

Legal Description FAIRCREST LOT: 21 LANDBAY 4

Assessor's Parcel # 55-3-18-4-21 | Tax Year 2014 | R.E. Taxes $ 6,675.00

Neighborhood Name FAIRCREST | Map Reference 81691 | Census Tract 4915.01

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 05/31/2005 | Price $751,100 | Source(s) MLS/ TAX RECORDS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) NA

Offerings, options and contracts as of the effective date of the appraisal NA

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	80 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	575 Low	10	Multi-Family	%
Neighborhood Boundaries	SEE ATTACHED MAP.							875 High	25	Commercial	10 %
								600 Pred.	10	Other	10 %

Neighborhood Description CLOSE TO TRANSPORTAION, SCHOOLS, SHOPPING, AND HOSPITALS. GOOD ACCESS TO MAJOR METROPOLITAN EMPLOYMENT CENTERS. AREA HAS ADEQUATE LOCAL SHOPPING AND SERVICE FACILITIES & EMPLOYMENT CENTERS WITHIN WASHINGT, D.C. REGION. ALL ESSENTIAL SERVICES ARE AVAILABLE.

Market Conditions (including support for the above conclusions) HOMES IN THIS AREA REMAIN ON THE OPEN MARKET LESS THAN 3 MONTHS WHEN REASONABLY PRICED. THE CURRENT MARKET IS STABLE WITH FAVORABLE RATES. CONCESSIONS UP TO 3 POINTS & PAYING CLOSING COST IS CONSIDERED NORMAL.

SITE

Dimensions NO PLAT PROVIDED. | Area 5,280 SF | Shape RECTANGULAR | View AVERAGE

Specific Zoning Classification PDH-8 | Zoning Description SINGLE FAMILY RESIDENTIAL

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street ASPHALT	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley NONE	[ ]	[ ]

Site Comments THE SUBJECT CONTAINS TYPICAL INGRESS/ EGRESS UTILITY EASEMENTS WHICH DO NOT ADVERSELY AFFECT THE VALUE.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION	materials	INTERIOR	materials
Units [X] One [ ] One w/Acc. unit [ ]		[ ] Concrete Slab [ ] Crawl Space		Foundation Walls	CONCRETE/AVG	Floors	Hdwd/crpt/avg
# of Stories 2 + BASEMENT		[X] Full Basement [ ] Partial Basement		Exterior Walls	SIDING/AVG	Walls	DRYWALL/AVG
Type [X] Det. [ ] Att. [ ] S-Det./End Unit		Basement Area	1478 sq. ft.	Roof Surface	COMP SH/AVG	Trim/Finish	WOOD/AVG
[X] Existing [ ] Proposed [ ] Under Const.		Basement Finish	90 %	Gutters & Downspouts	ALM/AVG	Bath Floor	CERAMIC/AVG
Design (Style) COLONIAL		[X] Outside Entry/Exit [ ] Sump Pump		Window Type	DH/AVG	Bath Wainscot	CERAMIC/AVG
Year Built 2005				Storm Sash/Insulated	THERMALS/AVG	Car Storage	[ ] None
Effective Age (Yrs) 3-6				Screens	YES/AVG	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA [ ] HW [ ] Radiant		Amenities	[ ] WoodStove(s) #	Driveway Surface	ASPHALT/AVG
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel GAS	[X] Fireplace(s) # 1	[ ] Fence	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[ ] Patio/Deck	[ ] Porch	[ ] Carport	# of Cars
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool	[ ] Other	[ ] Att. [ ] Det.	[X] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [P] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 10 Rooms | 4 Bedrooms | 2.5 Bath(s) | 2,988 Square Feet of Gross Living Area Above Grade

Additional Features 2 STORY HOME, HARDWOOD AND WHITE CARPETED FLOORS, OPEN FAMILY ROOM, GRANITE KITCHEN, FINISHED BASEMENT, DELUXE BATH IN MASTER BEDROOM, 1 FIREPLACE IN FAMILY ROOM, AND LARGE 2 CAR GARAGE.

Comments on the Improvements FUNCTIONAL UTILITY AVERAGE WITH NO EXTERNAL INADEQUACIES OBSERVED. PROPERTY IS IN AVERAGE CONDITION AND NO REQUIREMENTS THOUGH HOLE IN CEILING IN BASEMENT, APPRAISER ESTIMATES LESS THAN $500 TO CURE. THE SUBJECT PROPERTY IS MARKETABLE IN ITS PRESENT CONDITION.

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Residential Appraisal Report

FAIRCREST
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SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	5466 JOSEPH JOHNSTON LN. CENTREVILLE	5676 General Johnston Pl Centreville, VA 20120		13529 Ann Grigsby Cir Centreville, VA 20120		5481 Joseph Johnston Ln Centreville, VA 20120	
Proximity to Subject		0.66 miles SW		0.10 miles SE		0.07 miles SW	
Sale Price	$		$ 575,000		$ 625,000		$ 598,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 180.53 sq. ft.		$ 211.36 sq. ft.		$ 188.16 sq. ft.	
Data Source(s)		MRIS#;DOM 107		MRIS#;DOM 26		MRIS#;DOM 67	
Verification Source(s)		MRIS/Tax Records		MRIS/Tax Records		MRIS/Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ARMS-LG Conv;0		ARMS-LG VA;0		ARMS-LG Conv;8000	
Date of Sale/Time		s08/14;c07/14		s08/14;c07/14		s03/14;c02/14	
Location	FAIRCREST	Viill @ mt. Gileac		FAIRCREST		FAIRCREST	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5,280 SF	3053 sf	1,000	4757 sf	0	8385 sf	-2,000
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	SIDING/AVG	BRICK/AVG	-5,000	SIDING/AVG		SIDING/AVG	
Actual Age	10 Years	10 YEARS		10 YEARS		11 YEARS	0
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 4 / 2.5	10 / 4 / 3.5	-4,000	10 / 4 / 3.5	-4,000	10 / 4 / 2.5	
Gross Living Area 50.00	2,988 sq. ft.	3,185 sq. ft.	-9,900	2,957 sq. ft.	0	3,183 sq. ft.	-9,800
Basement & Finished	1478 Sq.Ft.	1500 SF	0	1500 SF	0	1600 SF	-2,400
Rooms Below Grade	RR,MD,BR,FB	UNFINISHED	24,000	RR,KT,DN,FB	0	RR,BR,FB	5,000
Functional Utility	AVERAGE	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	THERMALS	THERMALS		THERMALS		THERMALS	
Garage/Carport	2 Car Garage	2 CAR GARAGE		2 CAR GARAGE		2 CAR GARAGE	
Porch/Patio/Deck	NONE	Porch,Deck	-6,000	Patio,Deck	-3,000	NONE	
Fireplace	1 FIREPLACE	1 Fireplace		2 Fireplaces	-2,500	1 Fireplace	
KITCHEN	GRANITE KIT	GRANITE KIT		GRANITE KIT		MOD KIT	5,000
Net Adjustment (Total)		[X] + [ ] -	$ 100	[ ] + [X] -	$ 9,500	[ ] + [X] -	$ 4,200
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 8.7%	$ 575,100	Net Adj. -1.5% Gross Adj. 1.5%	$ 615,500	Net Adj. -0.7% Gross Adj. 4.0%	$ 593,800

Summary of Sales Comparison Approach COMP #1 SOLD CLOSEST TO DATE OF APPRAISAL. COMP #2 IS MOST SIMILAR IN SIZE TO SUBJECT. COMP #3 IS OLDER SALE BUT IS CLOSEST IN PROXIMITY. MLS PHOTOS USED IN REPORT FOR COMPS DUE TO ACCESSIBILITY PROBLEMS AND OTHER OBSTRUCTIONS, THOUGH EXTERIOR OF COMPARABLES WERE INSPECTED BY APPRAISER AS REQUIRED. REPORTED SALES SHOWN ARE MOST RECENT FOUND SIMILAR IN STYLE AND CLOSEST IN PROXIMITY.

COST APPROACH

COST APPROACH TO VALUE

Site Value Comments THE ESTIMATED SITE VALUE WAS DERIVED THROUGH ABSTRACTION AND/OR LOCAL SALES. COST APPROACH SHOULD NOT BE RELIED UPON FOR INSURANCE PURPOSES. THE APPRAISER ASSUMES NO LIABLILITY FOR AND DOES NOT GUARANTEE ANY INSUARABLE VALUE ESTIMATE.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data LOCAL BUILDERS

Quality rating from cost service AVG Effective date of cost data CURRENT

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Standard cost for homes similar in GLA & quaility. Depreciation observed reflects curable short-lived elements (repairs or replacements a typical buyer would expect to correct immediately following purchase) and long-lived elements) economic life of entire structure).

OPINION OF SITE VALUE			= $	125,000
Dwelling	2,988 Sq. Ft. @ $	135.00	= $	403,380
Bsmt: 1478 Sq.Ft.	Sq. Ft. @ $	45.00	= $	66,510
1 FP				3,000
Garage/Carport 400	Sq. Ft. @ $	20.00	= $	8,000
Total Estimate of Cost-New			= $	480,890
Less 50	Physical	Functional	External	
Depreciation	$16,053		= $ (	16,053)
Depreciated Cost of Improvements			= $	464,837
"As-is" Value of Site Improvements			= $	5,000
INDICATED VALUE BY COST APPROACH			= $	594,800

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ NA X Gross Rent Multiplier = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

RECONCILIATION

Methods and techniques employed: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach [ ] Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: DUE TO LACK OF SALES/RENTAL DATA THE INCOME APPROACH TO VALUE IS NOT CONSIDERED APPROPRIATE AND WAS NOT USED.

Reconciliation comments: THE INDICATED VALUE IS SUPPORTED BY MARKET DATA WITHIN SUBJECT'S AREA AND REFLECTS THE MOST PROBABLE SELLING PRICE. THE COST & INCOME APPROACH ARE LIMITED BY DATA AVAILABLE.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of SEPT. 16, 2014 , which is the effective date of this appraisal, is:

[X] Single point $ 590,000 [ ] Range $ to $ [ ] Greater than [ ] Less than $

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed [ ] subject to the following:

RETROSPECTIVE VALUE ESTIMATE AS OF SEPT. 16, 2014. PROPERTY WAS INSPECTED MARCH 10, 2015. ASSUMING PROPERTY CONDITION WAS THE SAME.

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Residential Appraisal Report

FAIRCREST
File No. FC44CTV

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

THE PURPOSE OF THE APPRAISAL IS TO ESTIMATE THE VALUE OF THE PROPERTY FOR BANKRUPTCY PURPOSES. THE INSPECTION DATE DIFFERS WITH REPORTED DATE BASED ON TIME OF DECLARATION

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Residential Appraisal Report

FAIRCREST
File No. FC44CTV

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] Market Value [ ] Other Value:

Source of Definition: THE DICTIONARY OF REAL ESTATE APPRAISAL FOURTH EDITION

"THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER EACH ACTING PRUDENTLY AN KNOWLEDGEABLY, AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY:
1) BUYER AND SELLER ARE TYPICALLY MOTIVATED;
2) BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED, AND ACTING WHAT THEY CONSIDER THEIR OWN BEST INTERESTS;
3) A REASONABLE TIME IS ALLOWED IN FOR EXPOSURE IN THE OPEN MARKET:
4) PAYMENT IS MADE IN TERMS OF CASH IN U.S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERTO: AND
5) THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE."

ADDRESS OF THE PROPERTY APPRAISED:
5466 JOSEPH JOHNSTON LN.
CENTREVILLE, VA 20120

EFFECTIVE DATE OF THE APPRAISAL: SEPT. 16, 2014

APPRAISED VALUE OF THE SUBJECT PROPERTY $ 590,000

APPRAISER	SUPERVISORY APPRAISER
Signature:	Signature:
Name: JAMES D. MURPHY	Name:
State Certification # 4001 012981	State Certification #
or License #	or License #
or Other (describe): State #:	State:
State: VA	Expiration Date of Certification or License:
Expiration Date of Certification or License: 11/30/2016	Date of Signature:
Date of Signature and Report: 03/18/2015	Date of Property Viewing:
Date of Property Viewing: 03/10/2015	Degree of property viewing:
Degree of property viewing:	[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view
[X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view	

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SUBJECT PROPERTY PHOTO ADDENDUM

Client: OSORIO, ANDREA		File No.: FC44CTV	
Property Address: 5466 JOSEPH JOHNSTON LN.		Case No.: FAIRCREST	
City: CENTREVILLE	State: VA	Zip: 20120	

FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: September 16, 2014
Appraised Value: $ 590,000

REAR VIEW OF
SUBJECT PROPERTY

STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

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City: CENTREVILLE	State: VA	Zip: 20120	

COMPARABLE SALE #1

5676 General Johnston Pl
Centreville, VA 20120
Sale Date: s08/14;c07/14
Sale Price: $ 575,000

COMPARABLE SALE #2

13529 Ann Grigsby Cir
Centreville, VA 20120
Sale Date: s08/14;c07/14
Sale Price: $ 625,000

COMPARABLE SALE #3

5481 Joseph Johnston Ln
Centreville, VA 20120
Sale Date: s03/14;c02/14
Sale Price: $ 598,000

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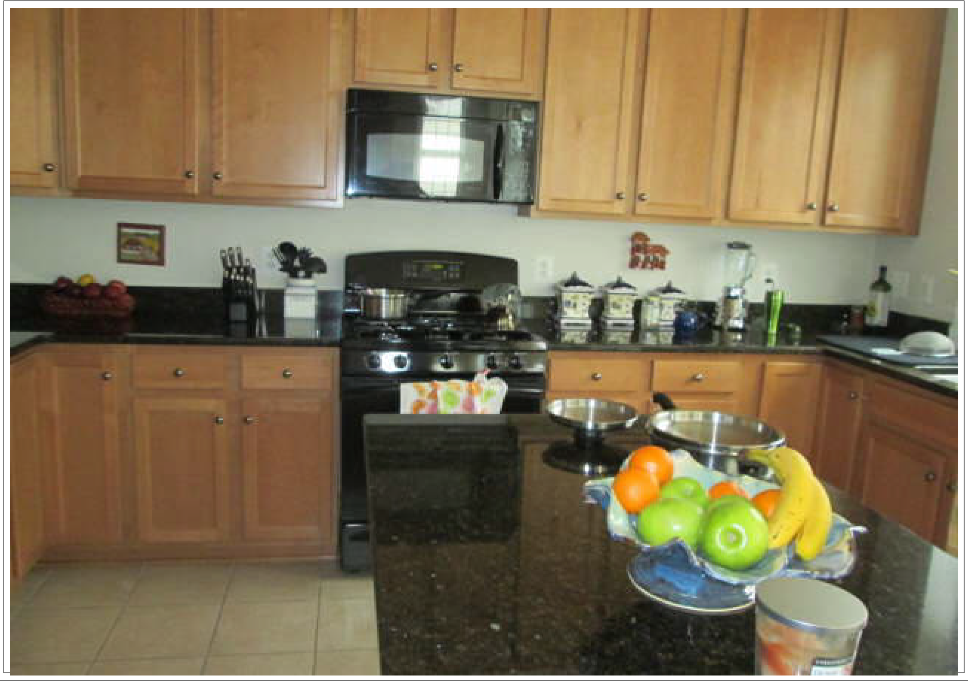
LIVING ROOM

DINING ROOM



KITCHEN

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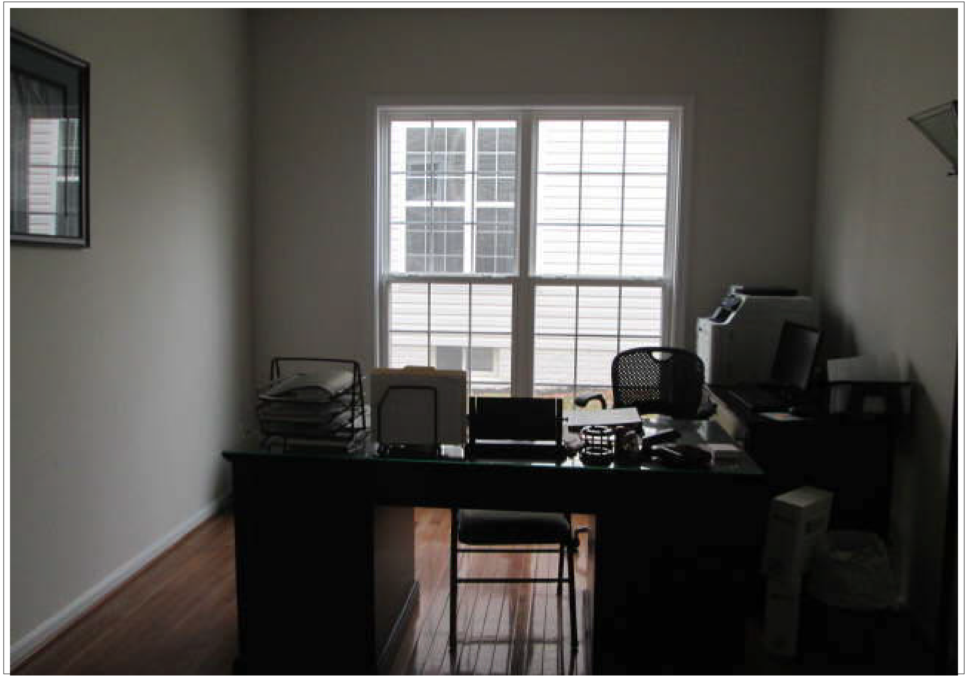
FAMILY ROOM



DEN

HALF BATH

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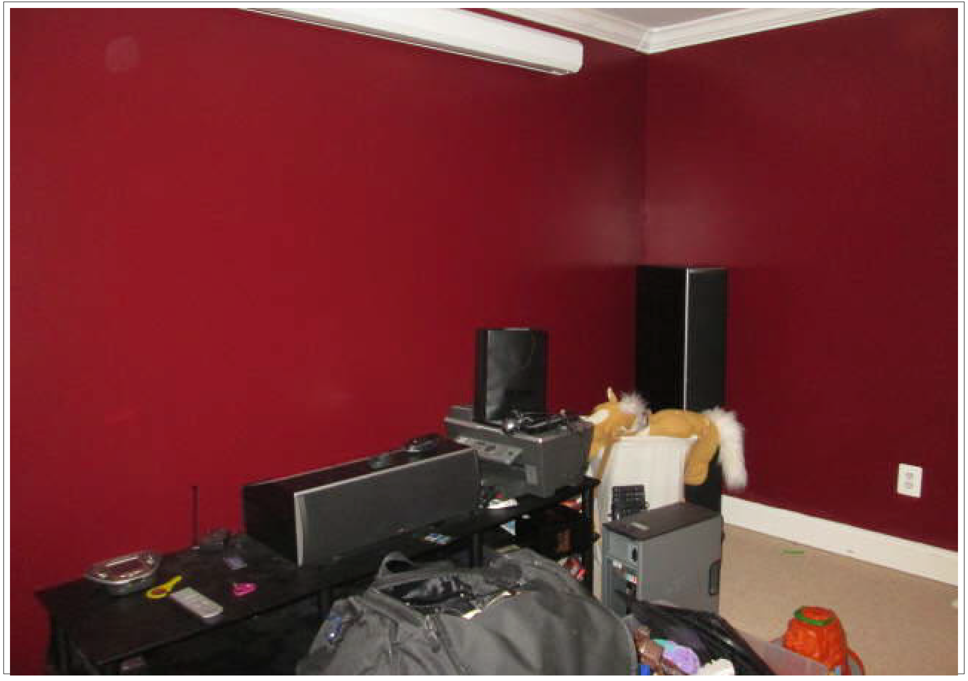
REC ROOM



MEDIA ROOM

BEDROOM

Client: OSORIO, ANDREA		File No.: FC44CTV	
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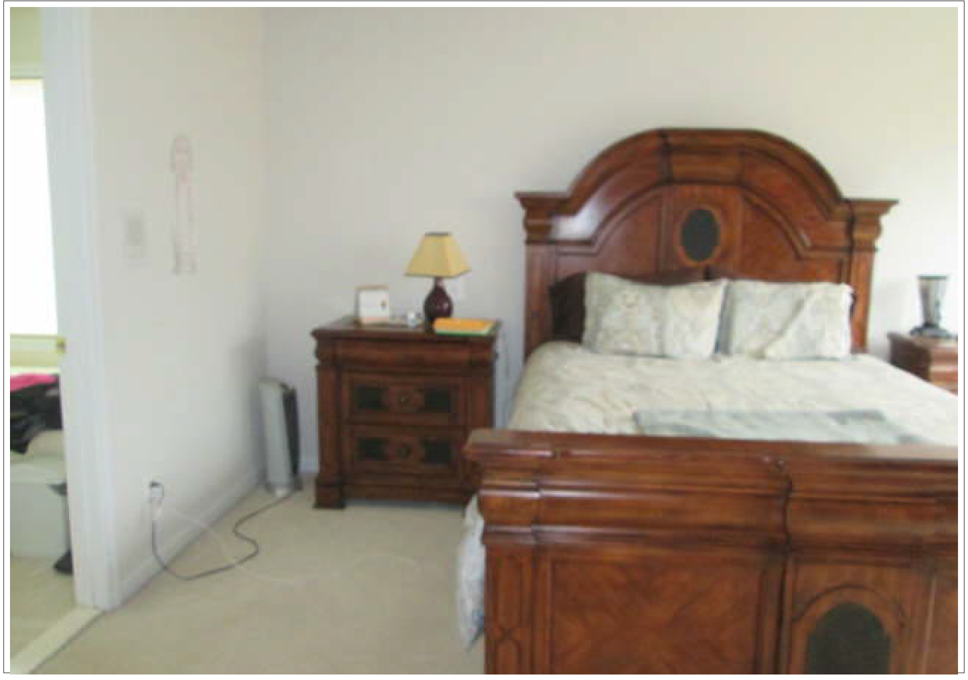
FULL BATH



BEDROOM

DELUXE BATH

Client: OSORIO, ANDREA		File No.: FC44CTV
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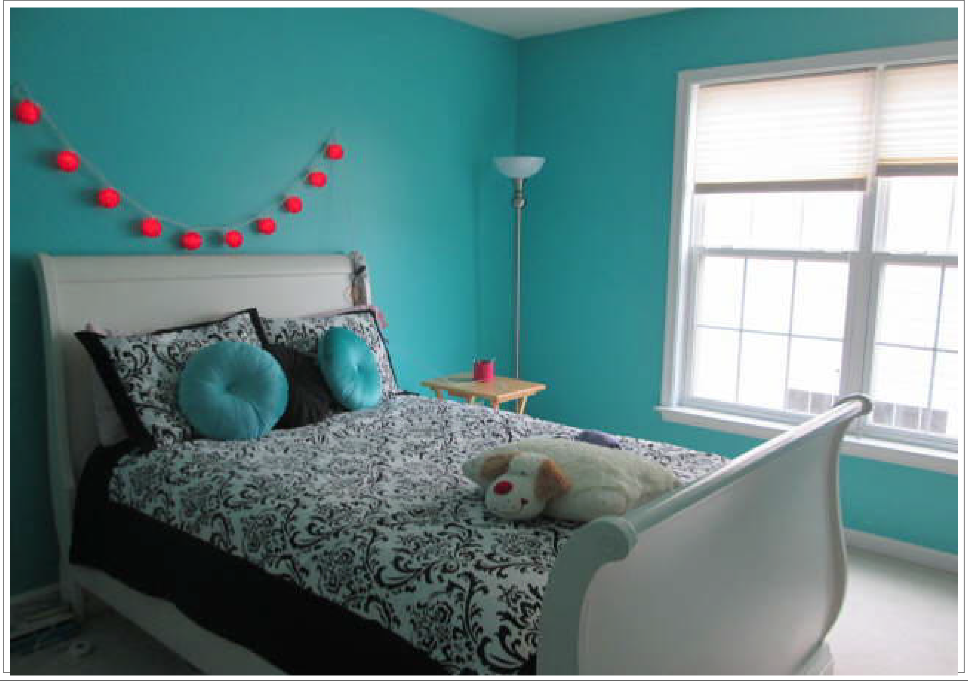

BEDROOM

FULL BATH

The Godfather

BEDROOM

Client: OSORIO, ANDREA		File No.: FC44CTV
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City: CENTREVILLE	State: VA	Zip: 20120

REAR

FRONT

HOLE IN CEILING IN BASEMENT

FLOORPLAN SKETCH

Client: OSORIO, ANDREA		File No.: FC44CTV	
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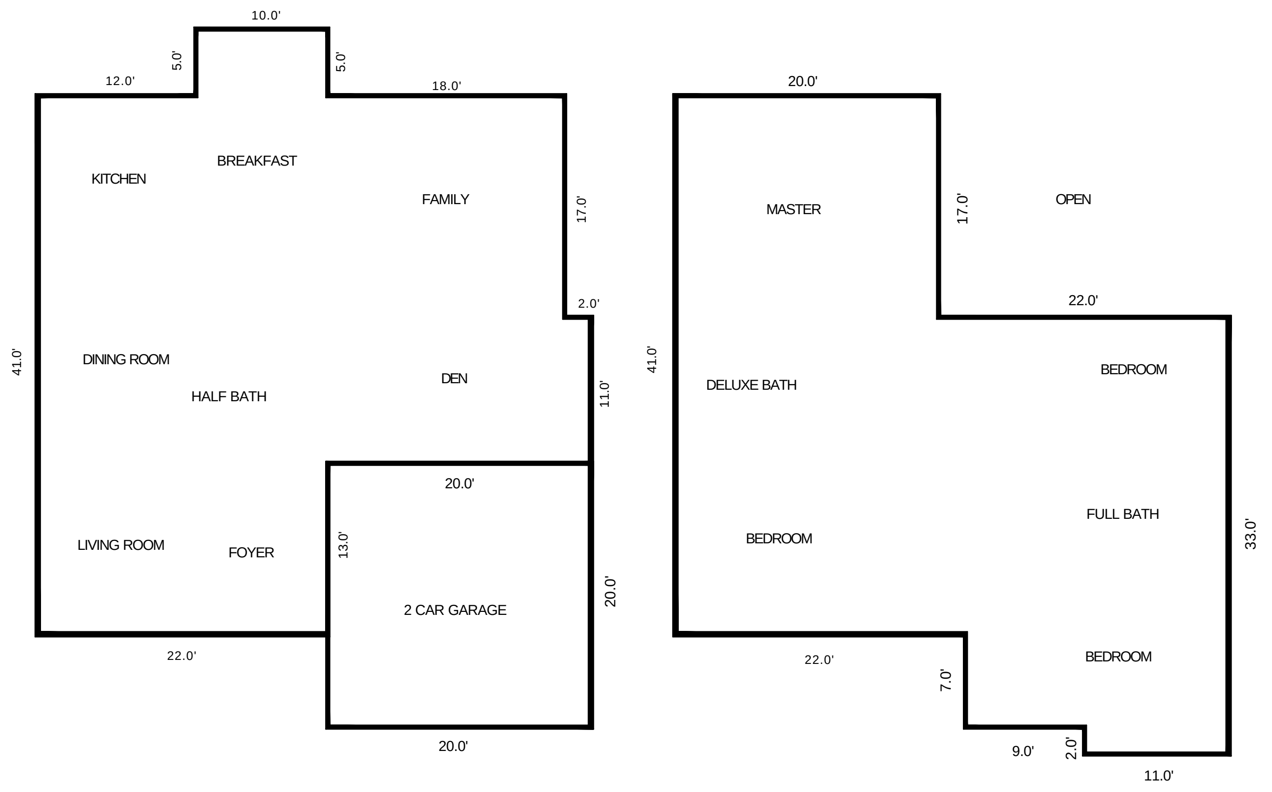

10.0'
12.0'
5.0'
5.0'
18.0'
KITCHEN
BREAKFAST
FAMILY
17.0'
2.0'
41.0'
DINING ROOM
HALF BATH
DEN
11.0'
20.0'
LIVING ROOM
FOYER
13.0'
2 CAR GARAGE
20.0'
22.0'
20.0'
20.0'
MASTER
17.0'
OPEN
22.0'
41.0'
DELUXE BATH
BEDROOM
FULL BATH
BEDROOM
33.0'
BEDROOM
22.0'
7.0'
9.0'
2.0'
11.0'

Sketch by Apex IV™

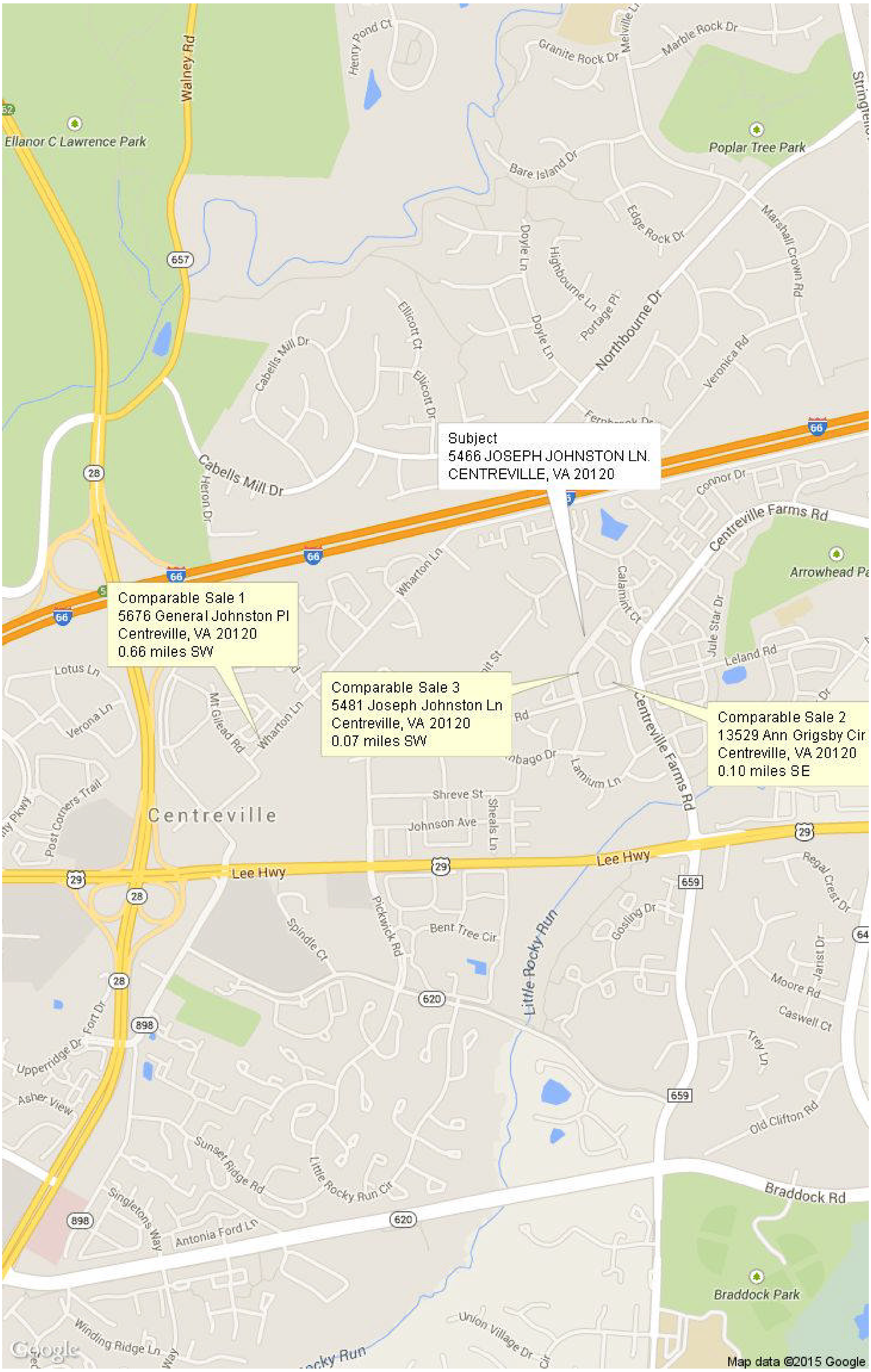
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1478.0	1478.0
GLA2	Second Floor	1510.0	1510.0
GAR	Garage	400.0	400.0
	Net LIVABLE Area	(Rounded)	2988

LIVING AREA BREAKDOWN				
Breakdown				Subtotals
First Floor				
	22.0	x	41.0	902.0
	5.0	x	10.0	50.0
	11.0	x	20.0	220.0
	17.0	x	18.0	306.0
Second Floor				
	20.0	x	41.0	820.0
	20.0	x	31.0	620.0
	2.0	x	24.0	48.0
	2.0	x	11.0	22.0
8 Items			(Rounded)	2988

LOCATION MAP

Client: OSORIO, ANDREA	File No.: FC44CTV
Property Address: 5466 JOSEPH JOHNSTON LN.	Case No.: FAIRCREST
City: CENTREVILLE State: VA	Zip: 20120



Subject
5466 JOSEPH JOHNSTON LN.
CENTREVILLE, VA 20120
Comparable Sale 1
5676 General Johnston Pl
Centreville, VA 20120
0.66 miles SW
Comparable Sale 3
5481 Joseph Johnston Ln
Centreville, VA 20120
0.07 miles SW
Comparable Sale 2
13529 Ann Grigsby Cir
Centreville, VA 20120
0.10 miles SE
Ellanor C Lawrence Park
Walney Rd
Henry Pond Ct
Granite Rock Dr
Marble Rock Dr
Poplar Tree Park
Bare Island Dr
Edge Rock Dr
Marshall Crown Rd
Doyle Ln
Highbourne Ln
Portage Pl
Northbourne Dr
Veronica Rd
Ellicott Ct
Ellicott Dr
Cabells Mill Dr
Heron Dr
Connor Dr
Centreville Farms Rd
Arrowhead Pa
Wharton Ln
Calamint Ct
Jule Star Dr
Leland Rd
Lotus Ln
Verona Ln
Mt Gilead Rd
Lamium Ln
Shreve St
Johnson Ave
Sheals Ln
Centreville
Post Corners Trail
Lee Hwy
Regal Crest Dr
Spindle Ct
Pickwick Rd
Bent Tree Cir
Little Rocky Run
Gosling Dr
Jarist Dr
Moore Rd
Caswell Ct
Trey Ln
Fort Dr
Upperridge Dr
Asher View
Sunset Ridge Rd
Little Rocky Run Cir
Old Clifton Rd
Braddock Rd
Singletons Way
Antonia Ford Ln
Braddock Park
Winding Ridge Ln
Union Village Dr
Google
Map data ©2015 Google

Client: OSORIO, ANDREA		File No.: FC44CTV
Property Address: 5466 JOSEPH JOHNSTON LN.		Case No.: FAIRCREST
City: CENTREVILLE	State: VA	Zip: 20120

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
COMMONWEALTH OF VIRGINIA
9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON 11-30-2016

NUMBER 4001012981

REAL ESTATE APPRAISER BOARD

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

JAMES DAVID MURPHY
1551 EVERS DRIVE
MC LEAN, VA 22101

Jay W. DeBoer, Director

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(SEE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGE)

(POCKET CARD)

COMMONWEALTH OF VIRGINIA
REAL ESTATE APPRAISER BOARD
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
NUMBER: 4001012981 EXPIRES: 11-30-2016

JAMES DAVID MURPHY
1551 EVERS DRIVE
MC LEAN, VA 22101

(FOLD)

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DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
9960 Mayland Dr., Suite 400, Richmond, VA 23233

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FAIRCREST
File No. FC44CTV

********* INVOICE *********

File Number: FC44CTV MARCH 18, 2015

ANDREA OSORIO
5466 JOSEPH JOHNSTON LN.
CENTREVILLE, VA 20120

Invoice # : 44
Order Date :
Reference/Case # : FAIRCREST
PO Number :

RESIDENTIAL APPRAISAL REPORT

5466 JOSEPH JOHNSTON LN.
CENTREVILLE, VA 20120

APPRAISAL REPORT FEE W/MC FORM	$	250.00
THANK YOU FOR YOUR BUSINESS	$	

Invoice Total	$	250.00
State Sales Tax @	$	0.00
Deposit	($	)
Deposit	($	)

Amount Due	$	250.00

Terms: DUE & PAYABLE UPON RECEIPT

Please Make Check Payable To:

MURPHY APPRAISAL SERVICES
1551 EVERS DR.
MCLEAN, VA 22101

Fed. I.D. #: 54-1007635

PLEASE REMIT INVOICE COPY WITH PAYMENT